

APPROVED MINUTES, MAY 4, 2005
CITY OF GUNNISON
ZONING BOARD OF ADJUSTMENT AND APPEALS
SPECIAL MEETING
Rev 1/31/05

<u>MEMBERS</u>	<u>PRESENT</u>	<u>ABSENT</u>
JUDY KLINKER, CHAIRPERSON		X
CARL PICKETT, VICE CHAIR	X	
MARIAN HICKS	X	
WES BAILEY	X	
MARLA LARSON	X	

OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR STEVEN WESTBAY, CITY PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, MARTIN KLINOWSKI.

I. CALL TO ORDER AT 7:00 BY VICE CHAIR PICKETT

II. CONSIDERATION OF JANUARY 19, 2005 MINUTES

Member Bailey moved to approve the January 19, 2005 meeting minutes.

Hicks seconded the motion.

Roll Call Yes: Larson, Pickett, Hicks, and Bailey

Roll Call No:

Motion Carries

III. VA 05-1; MARTIN KLINOWSKI - REQUEST FOR VARIANCE OF THE REAR SETBACK

The public hearing was opened at approximately 7:00p.m.

Proof of publication was shown for the record.

Planner Antonucci gave an overview of the requested variance application.

The applicant, Martin Klinowski, gave a history of the existing garage and explained why he wanted to build a new garage and replace/move the gas line located under the existing garage. There was discussion on the roof lines, the proposed garage, the rear setback, and the existing power pole.

No public comments were received.

The Board discussed non-conforming structures and how new construction has to conform to the City Code.

The public hearing was closed at approximately 7:30 p.m.

Member Hicks moved to deny the application for VA05-1, submitted by Martin Klinowski, requesting a rear setback variance, with the four following findings:

1. The Board of Adjustment and Appeals finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the City of Gunnison Land Development Code; and the City of Gunnison Master Plan Volumes I and II (1994).
2. The Board of Adjustment and Appeals finds that the application does not meet any of the seven review standards as defined in the Land Development Code for variances.
3. The Board of Adjustment and Appeals finds that based on the City Public Works Department, the variance would create a hazardous situation compromising the health, safety and welfare of the neighborhood and community.
4. The Board of Adjustment and Appeals finds that alternative development plans exist that would not deprive a reasonable use of the land or building.

Member Bailey seconded the motion.

Roll Call Yes: Pickett, Hicks, and Bailey

Roll Call No: Larson

Motion Carries

IV. ADJOURNED at approximately 7:35 p.m.

Vice Chair, Carl Pickett

Attest:

Andie Ruggera, Secretary